

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**February 8, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale, John W. Minto and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Engineer Cary Steward, City Planner Melanie Kush, Santee Sheriff's Station Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Warren Savage, Executive Director of the Santee Chamber of Commerce and the **PLEDGE OF ALLEGIANCE** was led by Mayor Voepel.

#### **ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

1. **CONSENT CALENDAR:**
  - (A) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**

- (B) **Approval of Meeting Minutes:**  
Santee City Council 1-25-06 Regular Meeting  
Community Development Commission 1-25-06 Regular Meeting  
Santee Public Financing Authority 1-25-06 Regular Meeting
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Approval of an Agreement for Professional Services between the City and Fireworks & Stage FX America to perform a Fireworks Aerial Display on July 4, 2006 and Authorization for the City Manager to Enter into Three Separate One-Year Extensions.**
- (E) **Second Reading and Adoption of an Ordinance Adding Chapter 9.76 to the Santee Municipal Code to Regulate Proximity of Registered Sex Offenders to Children's Facilities. (ORD 454)**
- (F) **Rejection of Claim Against the City Filed by Ashli Hurst Represented by Randal C. Leavitt, Esq.**
- (G) **Adoption of Resolution Accepting the Construction Contract, Filing the Notice of Completion and Approving the Release of Retention for the Citywide Pavement Maintenance, CIP 2004-02. (Reso 7-2006)**

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as presented with all voting aye.

## **2. PUBLIC HEARINGS:**

- (A) **Santee Town Center Specific Plan Amendment (TCSP 04-01) that Establishes a Comprehensive Planning & Design Framework for the Master-Planned Development of a Corporate Office Park (Riverview) and a Tentative Parcel Map (TPM 05-04) to Subdivide 154.96 Acres into 11 Parcels in Town Center. Applicant: Ryan Companies, US, Inc. (Resos: FEIR - 8-2006, TCSP - 9-2006, TPM - 10-2006)**

The Public Hearing was opened at 7:07 p.m. Council Member Ryan announced that he would be abstaining on the item as he owns property in the area of the project, which creates a conflict of interest. Council Member Ryan then left the Chamber. Deputy City Manager/Director of Development Services Williford presented the staff report and answered Council's questions. He noted that the theater and condominiums could begin ground-breaking as early as late 2006 or early 2007 and the complete build-out of the entire project is anticipated to be approximately 10 years.

## **PUBLIC SPEAKERS**

Speaking in Favor were: Mathew Reid, Applicant, and John Dross who was representing the County of San Diego. Submitting a slip, but not wishing to speak was Warren Savage, Executive Director of the Chamber of Commerce.

Speaking from a Neutral position was Mike Lanz who discussed concerns for development within the 100-year flood plane and encouraged the City to capitalize on any future sand mining projects in the San Diego River.

Deputy City Manager/Director Williford thanked Mr. Lanz for his comments and noted that the riverbed area would be elevated before development occurred.

During further discussion the following items were brought forward by Council Members for consideration:

- Plant magnolia trees along Magnolia Avenue (Council concurred)
- Consider naming one of the streets "The Professionals Avenue" in honor of one of Santee's adopted Marine troop
- Take a closer look at the round-about and traffic flow
- Consider apartments as well as condominiums in the development plan

Deputy City Manager/Director Williford noted that the conceptual plan before Council is not set in stone. Although the current plan could be built as presented, it could also incorporate some changes depending on future projects.

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor Jones, the Public Hearing was closed at 8:18 p.m.; the Resolution certifying the Environmental Impact Report for the Town Center Specific Plan Amendment is in Compliance with the California Environmental Quality Act was adopted; and the two Resolutions approving the Town Center Specific Plan Amendment (TCSP 04-01) and Tentative Parcel Map (TPM 05-04) were adopted with all voting aye, except council Member Ryan who abstained.

**3. ORDINANCES (First Reading):** None

**4. CITY COUNCIL REPORTS:** None

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

12. **CLOSED SESSION:** None

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:20 p.m.

Date Approved: February 22, 2006

/s/ Linda A. Troyan  
Linda A. Troyan, Commission Secretary  
and for Authority Secretary Keith Till